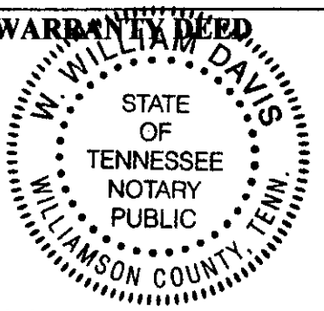
WARRANTY DEED



My Commission Expires JAN. 20, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: June 21, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 530 Church Street, Ste. 202, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monte Poe	Monte Poe	104-15-0 388.00
(NAME)	(NAME)	
2503 Westwood Avenue	2503 Westwood Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Martin T. Poe Jr. and wife, Nancy N. Poe,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monte Poe, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the east 20 feet of Lot No. 59 and the 43 feet of Lot No. 58 on the Map of Belair, of record in Book 332, Page 6, said Register's Office.

Said parts of Lots 58 and 59 adjoin and front together 63 feet on the south side of Westwood Avenue and run back between parallel line, 192 feet to a dead line.

Being same property conveyed to Martin T. Poe, Jr. and wife, Nancy N. Poe by Warranty Deed from Ming-Mei Chan and Jen-Hao Chan and Ya-Ting Chan dated July 11, 2001 of record in Instrument No. 20010716-0075194, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Davidson County DEEDWARR
Recvd: 06/02/05 15:29 2 pg
Fees:13.00 Taxes:592.00



20050602-0062733

unimproved ☐
This is improved ☒ property, known as 2503 Westwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30 day of May, 2005.

Martin T. Poe Jr.

Nancy N. Poe

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 30th day of May 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Martin T. Poe, Jr., married, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2005.

Commission expires: June 21, 2008

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Leila F. Schmeisser Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 30th day of May 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Nancy N. Poe, married, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2005.

Commission expires: June 21, 2008

LEILA F SCHMEISSER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Leila F. Schmeisser Notary Public